

A-5544

Construct a main residence at a proposed height of 29.23 feet at the mid-point of the roof between the eaves and ridge and a proposed height of 36.16 feet at the roof ridge.

McCullough Residential, LLC  
117 Oxford Street

**CHEVY CHASE VILLAGE  
NOTICE OF PUBLIC HEARING**

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Please take notice that the Chevy Chase Village Board of Managers will hold a public hearing on the 11<sup>th</sup> day of May, 2009 at 7:30 p.m. The hearing will be held at the Chevy Chase Village Hall at 5906 Connecticut Avenue in Chevy Chase, Maryland.

**APPEAL NUMBER A-5544  
McCULLOUGH RESIDENTIAL, LLC  
117 OXFORD STREET  
CHEVY CHASE, MARYLAND 20815**

The applicant seeks a variance from the Board of Managers pursuant to Section 8-12 of the Chevy Chase Village Building Code to construct a main residence at a proposed height of 29.23 feet at the mid-point of the roof between the eaves and ridge and a proposed height of 36.16 feet at the roof ridge.

**The Chevy Chase Village Code § 8-17 (o) states:**

The height of any main building shall not exceed the lesser of thirty-five (35) feet when measured to the highest point of the roof surface regardless of roof type, thirty (30) feet when measured to the mean height level between the eaves and ridge of a gable, hip, mansard or gambrel roof, or thirty (30) feet when measured to the roof surface of a flat roof.

Additional information regarding this appeal may be obtained at the Chevy Chase Village Office between the hours of 9:00 a.m. and 5:00 p.m. Monday through Friday, may be viewed on the Village website at [www.ccvillage.org](http://www.ccvillage.org) or you may contact the office for this information to be mailed to you.

This notice was mailed to abutting property owners on the 30<sup>th</sup> day of April, 2009.

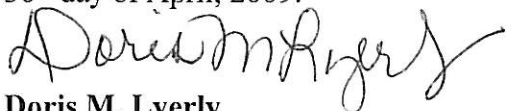
**Chevy Chase Village Office  
5906 Connecticut Avenue  
Chevy Chase, Maryland 20815  
301-654-7300**

**Mailing List for Appeal A-5544**

**McCULLOUGH RESIDENTIAL, LLC**  
**117 OXFORD STREET**  
**CHEVY CHASE, MARYLAND 20815**

| <b>Adjoining and confronting property owners</b>   |   |
|--|---|
| Mr. Theodore Patch<br>Ms. Tracey B. Smith<br>Or Current Resident<br>106 Oxford Street<br>Chevy Chase, MD 20815       | Mr. and Mrs. Richard Efron<br>Or Current Resident<br>108 Oxford Street<br>Chevy Chase, MD 20815     |
| Mr. Joseph A. Hawley<br>Or Current Resident<br>115 Oxford Street<br>Chevy Chase, MD 20815                            | Ms. Rita J. Simon<br>Or Current Resident<br>110 Primrose Street<br>Chevy Chase, MD 20815            |
| Mr. Timothy P. Matthews<br>Or Current Resident<br>113 Primrose Street<br>Chevy Chase, MD 20815                       | Mr. and Mrs. Howard Jacobs<br>Or Current Resident<br>115 Primrose Street<br>Chevy Chase, MD 20815   |
| Mr. Robert Kayton<br>Ms. Suzanne Resnick<br>Or Current Resident<br>117 Primrose Street<br>Chevy Chase, MD 20815      | Mr. and Mrs. D. Sloan Derrin<br>Or Current Resident<br>119 Primrose Street<br>Chevy Chase, MD 20815 |
| Mr. Jonathan A. Kaplan<br>Ms. Jill S. Wilkins<br>Or Current Resident<br>121 Primrose Street<br>Chevy Chase, MD 20815 | Dr. and Ms. Walter Reich<br>Or Current Resident<br>200 Primrose Street<br>Chevy Chase, MD 20815     |
| Mr. James L. Durham<br>Ms. Beth Lyle-Durham<br>Or Current Resident<br>201 Primrose Street<br>Chevy Chase, MD 20815   |   |

I hereby certify that a public notice was mailed to the aforementioned property owners on the 30<sup>th</sup> day of April, 2009.



**Doris M. Lyerly**  
**Chevy Chase Village**  
**5906 Connecticut Avenue**  
**Chevy Chase, MD 20815**

GEOFFREY B. BIDDLE  
*Village Manager*  
DAVID R. PODOLSKY  
*Legal Counsel*

CHEVY CHASE VILLAGE  
5906 CONNECTICUT AVENUE  
CHEVY CHASE, MD 20815  
Telephone (301) 654-7300  
Fax (301) 907-9721  
ccv@montgomerycountymd.gov

April 30, 2009

BOARD OF MANAGERS  
DOUGLAS B. KAMEROW

*Chair*  
DAVID L. WINSTEAD  
*Vice Chair*  
SUSIE EIG  
*Secretary*  
GAIL S. FELDMAN  
*Treasurer*  
BETSY STEPHENS  
*Assistant Treasurer*  
PETER M. YEO  
*Board Member*  
ROBERT L. JONES  
*Board Member*

Mr. Thomas McCullough  
McCullough Residential, LLC  
5039 Connecticut Avenue, N.W., Suite 4  
Washington, DC 20008

**RE:** 117 Oxford Street Residence, Chevy Chase, MD

Dear Mr. McCullough:

Please note that your request a variance from the Village's Building Code to construct a main residence at a proposed height of 29.23 feet to the mid-point of the roof between the eaves and ridge and a proposed height of 36.16 feet at the roof ridge on the above referenced property is scheduled before the Board of Managers on Monday, May 11, 2009 at 7:30 p.m.

Either you or a representative must be in attendance to present your case. At that time, additional documents may be introduced and testimony can be provided in support of your request.

For your convenience, enclosed please find copies of the Public Hearing Notice and mailing list. Please contact the Village office in advance if you will be unable to attend.

Sincerely,



Doris M. Lyerly  
Permitting & Code Enforcement Specialist  
Chevy Chase Village

Enclosures

Greg DAVIS

FAX 202-464-1705

\$5000.00 Filing Fee

**Chevy Chase Village  
Building Permit  
Application**

MC Permit # 504131

Permit Number: 5544Date of Application: 4.14.09

|   |                              |
|---|------------------------------|
| Applicant Name: <u>M'Willough Residential LLC</u> |                              |
| Address: <u>117 Oxford Street</u>                 | Phone: <u>301 370 3355</u>   |
| Contractor: <u>Same as above</u>                  | Phone: <u>Same as above</u>  |
| Contact Person: <u>Greg Davis</u>                 | MHI/MD Contractor's Lic. No. |

**Filing Requirements**

- ☐ A recent house location survey showing all existing and proposed structures.
- ☐ Construction plans and specifications. If trees that are twenty-four inches (24") in circumference or larger measured four feet six inches (4'6") above ground level are at risk of being disturbed during the construction, they must be shown on the submittal plans.
- ☐ Copy of stamped, approved Montgomery County drawings (if required). These drawings will remain on file at Chevy Chase Village.
- ☐ Copy of plans that show location of dumpster, portable sanitation facility, delivery zone and parking area.
- ☐ Copy of Covenants (if required).
- ☐ The filing fees for a Chevy Chase Village Building Permit are listed in Chapter 6 of the Village Code.
- ☐ Completed Building Permit Application and payment of filing fees.

*The Village Manager will review the application and accompanying documents and, under most circumstances, will act on the building permit within 5 to 10 working days.*

*In the event the Montgomery County building permit is suspended, revoked or lapsed, the Village permit is automatically suspended, revoked or lapsed.*

*No signs advertising the contractor, architect or other service provides associated with the permitted project shall be posted on the site.*

I hereby certify that I have the authority to make the foregoing application, that the application is correct, that I have read and understood all requirements and that the construction will conform to the regulations of the Building Code, the Montgomery County Zoning Code, the Village Tree Ordinance, and all applicable covenants on the above property.

Applicant's Signature: Greg DavisDate: 4.14.09

For use by HPC only:

Historic Area Work Permit required?

Yes ☐No ☐ \_\_\_\_\_ (HPC initials)



|   |
|---|
| <b>Exact Description of Construction Plans:</b>   |
| Build a new single family home  |
|   |
|   |
| <input type="checkbox"/> Check here if the construction will require the demolition of over fifty (50) percent of any existing structure.<br><input type="checkbox"/> Check here if a dumpster will be used (only permitted on private property). If so, applicant must file for a Village Dumpster Permit. |

|   |
|---|
| <b>Parking Compliance</b>   |
| Is adequate on-site parking available for the construction crews? <input type="checkbox"/> Yes <input type="checkbox"/> No  |
| If the answer is no, please provide a plan for parking which minimizes inconvenience to neighboring residents indicating if the property is in a permit parking area. |
| Will road closings be required due to deliveries, equipment or other reasons? <i>Probably Not</i> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |
| <b>Responsible Party:</b>   |
| Will the residence be occupied during the construction project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No                                   |
| If no, please provide the name, address, business and after-hours phone number for the project manager or the party responsible for the construction site.            |
| <i>Greg Mills 301 370 2358</i>  |

|   |  |
|---|--|
| For Use By Village Manager  | Approved with the following conditions:                        |
|   |  |
|   |  |
|   |  |
| <div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>D E N I E D</b><br/>         For Use By Village Manager<br/>         APR 19 2009<br/>         Chevy Chase<br/>         Village Manager       </div> | Denied for the following reasons:                              |
|   | <i>EXCEEDS MAXIMUM BUILDING HEIGHT MAXIMUM of 35' to ridge</i> |
|   | <i>Jeff Bide</i>   |
|   |  |

|                        |                    |                         |
|------------------------|--------------------|-------------------------|
| Full Fee               | Checks Payable To: | Chevy Chase Village     |
| Permit Fee             |                    | 5906 Cornerbrook Avenue |
| Damage Deposit         |                    | Chevy Chase, MD 20815   |
| Assessment Fee         | Date:              |                         |
| Tree Preservation Plan | Staff Signature:   |                         |
| Total Fees & Deposits  |                    |                         |

# 5000<sup>00</sup>5000<sup>00</sup>

received

4-14-09

*Diana M. Hagg*

# 7218

Appeal \$350 4-20-09 # 7218 3 7264

*Variance (Height)*

# 7265

# 330 (Appeal VM Decision)

## McCullough Residential, L.L.C.

April 24, 2009

The Board of Managers  
5906 Connecticut Avenue  
Chevy Chase, MD 20815

Re: 117 Oxford Street  
Chevy Chase, MD 20815  
Request for Variance

Dear Board Managers:

We hereby request a variance for the above referenced project based on the criteria listed below.

Section 8-17 of the Village Code states that:

*(o) The height of any main building shall not exceed **the lesser of thirty-five (35) feet** when measured to the highest point of the roof surface regardless of roof type, **thirty (30) feet** when measured to the mean height level between the eaves and ridge of a gable, hip, mansard or gambrel roof, **or thirty (30) feet** when measured to the roof surface of a flat roof. (emphasis supplied).*

CAS Engineering has established the "Average Grade" as 349.16'. (Refer to Exhibit A.) The ridge of this roof is 36.16' and that is 1.16' above the criteria that CCV had intended, if both criteria were mandatory. From "Average Grade", the mid point is 29.23'.

The engineering and architectural solutions are not acceptable as they are cost prohibitive. You are aware of serious geotechnical challenges that we face due to the ground water conditions and we cannot lower the basement. (Refer to Exhibit B – CIS Engineering Report dated April 17, 2009.) A modification of the 12:12 roof pitch is not desirable and would detract from the architecture. The simplest solution involves lowering ceiling heights (6-7 inches per floor) and that would cost \$10,000-\$15,000 in design and engineering and translate into a less marketable product as the first floor ceilings are only 9 feet.

Attached is a copy of our Deed to the property, an e-mail from our title attorney and a copy of the License to Use Public Right of Way and Plat. (Refer to Exhibit C.)

We hope that all of this information gives you everything you need in order to make a favorable decision to our Request for Variance.

Very truly yours,



Thomas A. McCullough  
President

Attachments

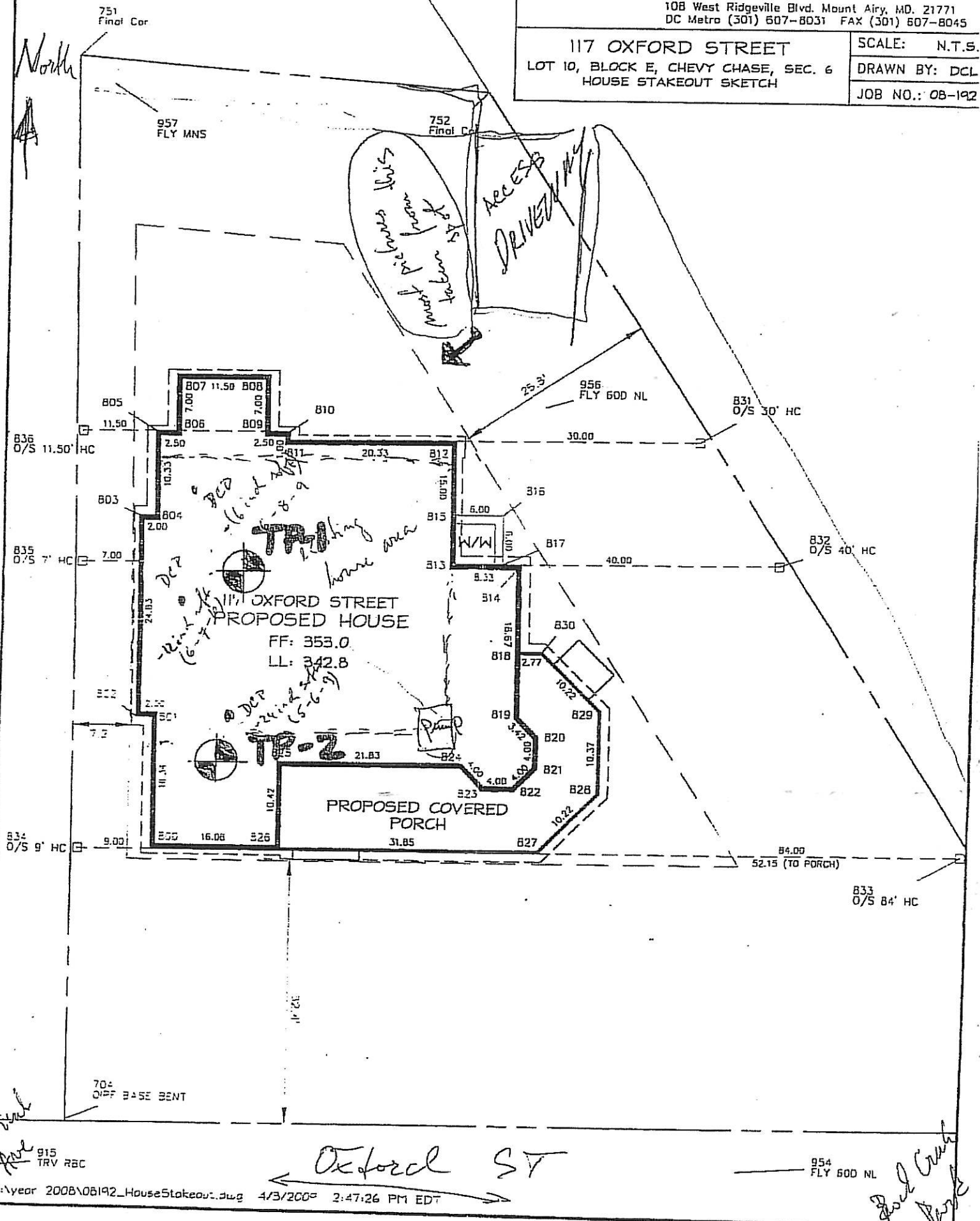
5039 Connecticut Ave., N.W., Suite 4, Washington, D.C. 20008  
Telephone (202) 237-2415 • Fax (202) 464-1705





108 West Ridgeville Blvd. Mount Airy, MD. 21771  
DC Metro (301) 607-8031 FAX (301) 607-8045

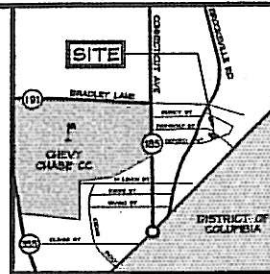
JOB NO.: OB-192





I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 15648, EXPIRATION DATE 09/08/2010, AND THAT THIS PLAN MEETS MDOP'S CRITERIA FOR BUILDING PERMIT APPLICATIONS.

Curt A. Schreffler  
CURT A. SCHREFFLER, PE



ADC MAP 5407, GRID J-5  
SCALE: 1" = 2000'

EX. HOUSE  
117 OXFORD ST.  
THO-STOREY BRICK AND  
FRAME HOUSE  
FF=552.7  
LL=549.0

117 OXFORD STREET  
PROPOSED HOUSE  
FF: 553.0  
LL: 542.0

EX. COVERED  
PATIO

EX. COVERED  
PORCH

PROPOSED  
COVERED  
PORCH

4'-1 1/2" 4'-1 1/2" 4'-1 1/2" 4'-1 1/2"

ALFV SECTION A PLAT SECTION B ALFV SECTION C

|           | ELEV @<br>POINT 1 | ELEV @<br>POINT 2 | AVG.<br>GRADE | SECTION/<br>LENGTH | % TOTAL<br>LENGTH | AVERAGE<br>GRADE x<br>% LENGTH |
|-----------|-------------------|-------------------|---------------|--------------------|-------------------|--------------------------------|
| Section A | 349.5             | 349.1             | 349.30        | 16.09              | 33.00%            | 115.06                         |
| Section B | 349.1             | 349.1             | 349.10        | 21.84              | 45.88%            | 160.16                         |
| Section C | 349.1             | 349.2             | 349.15        | 9.67               | 20.82%            | 70.94                          |

AVERAGE GRADE = 54.18

IN ACCORDANCE WITH SECTION 8-202, CONTROL OF WATER RUNOFF ON SMALL LOTS, DRAINAGE CONTROL FOR THIS LOT IS PROVIDED BY GRADING FOR POSITIVE DRAINAGE. IT IS NOT TO INCREASE WATER RUNOFF RESULTING FROM ADDITIONAL PAVEMENT. ANY DRAINAGE SHALL DRAIN ONTO ANY ADJACENT OR NEARBY PRIVATE PROPERTY.

SPECIFICALLY, ALL WATER RUNOFF FROM IMPERVIOUS AREAS ON THE SUBJECT PROPERTY DRAINS TOWARD THE PUBLIC RIGHTS-OF-WAY (PRUITT STREET AND CHASE STREET) TO THE EAST AND SOUTH.

ADDITIONALLY, ALL DISTURBED AREAS WILL BE TOPSOILED PER MDOT SPECIFICATIONS.

117 OXFORD STREET  
LOT 10, BLOCK E

P.B. 3, PLAT 258, CIRCA 07/16/1923

F.B. 5; PLAT 256; CIRCA 01/16/1923  
CHEVY CHASE, SEC. 6

ETHESDA (7TH) ELECTION DISTRICT  
MONTGOMERY COUNTY, MARYLAND

**BUILDING PERMIT SITE PLAN**

**ENGINEERING**

**CIVIL • SURVEYING • LAND PLANNING**  
A DIVISION OF CAS ENTERPRISES, INC.

108 West Ridgeville Boulevard, Suite 101, Mount Airy, Maryland 21771  
DC Metro (301) 607-5031 FAX (301) 607-8045

U:\year 2006\05192\_BPSP.dwg 1/19/2009 9:50:10 AM EST

APPLICANT

McCULLOUGH RESIDENTIAL, LLC  
6059 CONNECTICUT AVENUE, NW  
SUITE 400  
WASHINGTON, DC 20005  
(202) 257-2415 PHONE  
(202) 464-1705 FAX

ARCHITECT

GTM ARCHITECTS  
ATTN: DOUG ROBERTS  
7755 OLD GEORGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240) 555-2005 PHONE

117 OXFORD STREET  
LOT 10, BLOCK E

CHEVY CHASE, SECTION 6  
CHEVY CHASE VILLAGE  
BUILDING PERMIT SITE PLAN

PRINTED BY

JAN 19 2009

CAS ENGINEERING

## ELEVATION NOTES

- E1 RIDGE VENT, SEE ROOF PLAN
- E2 PTD. AZEK 5/4x6 WINDOW/DOOR TRIM, TYP.; SEE GENERAL AZEK TRIM NOTES, THIS SHEET
- E3 PTD. 5/4x TRIM BAND; CUT TO FIT, ALIGN W/ TOP OF WINDOWS/DOORS
- E4 6" COPPER GUTTER & DOWNSPOUT T.B.S.
- E5 CROWN MOULDING, SHOOT LUMBER MH-55, PTD.
- E6 RAILING SYSTEM, COLOR & STYLE T.B.S.
- E7 PTD. 1x, CUT TO FIT
- E8 BRICK VENEER, TO BE SELECTED
- E9 COPPER ROOF
- E10 ASPHALT ROOF SHINGLES, SEE ROOF PLAN
- E11 CEDAR SHINGLES (OR PTD. HARDI-PLANK SHINGLES) STRAIGHT-EDGE NOTCHED PANEL; 1" EXPOSURE; INSTALL PER MANUFACTURER.
- E12 PTD. 12" ROUND HB46 PERMACAST STRUCTURAL COLUMN
- E13 PTD. BRACKET; PYPON BKTSx6 (8 1/4" x 4 13/16" x 5 7/16" PROJECTION)
- E14 PTD. LATTICE PANEL, SEE DETAIL 19/A9.3

SCOTT COWERY COURSE  
APPROVED  
AS NOTED  
PLAN REVIEW SECTION

## NOTE.

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

## GENERAL AZEK TRIM NOTES

GLUE ALL AZEK TO AZEK JOINTS SUCH AS WINDOW SURROUNDS, LONG PASCIA RUNS, ETC., WITH AZEK ADHESIVE TO PREVENT JOINT SEPARATION.

THE GLUE JOINT SHOULD BE SECURED WITH A FASTENER AND/OR FASTENED ON EACH SIDE OF THE JOINT TO ALLOW ADEQUATE BONDING TIME.

AZEK ADHESIVE HAS A WORKING TIME OF 10 MINUTES AND WILL BE FULLY CURED IN 24 HOURS.

IF STANDARD PVC CEMENTS ARE USED, KEEP IN MIND THESE PRODUCTS TYPICALLY CURE QUICKLY WHICH WILL RESULT IN LIMITED WORKING TIME AND MAY REDUCE ADHESIVE STRENGTH. AS SUCH THEY ARE NOT ACCEPTABLE.

FOR BEST RESULTS, SURFACES TO BE GLUED SHOULD BE SMOOTH, CLEAN AND IN COMPLETE CONTACT WITH EACH OTHER.

TO BOND AZEK TO OTHER SUBSTRATES, VARIOUS ADHESIVES MAY BE USED. CONSULT ADHESIVE MANUFACTURER TO DETERMINE SUITABILITY. AZEK PRODUCTS EXPAND AND CONTRACT WITH CHANGES IN TEMPERATURE.

PROPERLY FASTENING AZEK MATERIAL ALONG ITS ENTIRE LENGTH WILL MINIMIZE EXPANSION AND CONTRACTION.

WHEN PROPERLY FASTENED, ALLOW 1/8" PER 10 FOOT OF AZEK PRODUCT FOR EXPANSION AND CONTRACTION. JOINTS BETWEEN PIECES OF AZEK SHOULD BE GLUED TO ELIMINATE JOINT SEPARATION. SEE "GLUING" DIAGRAM BELOW.



WHEN GAPS ARE GLUED ON A LONG RUN OF AZEK, ALLOW EXPANSION AND CONTRACTION SPACE AT ENDS OF THE RUN.

INSTALL PER AZEK.

FOR ADDITIONAL INFORMATION VISIT [WWW.AZEK.COM](http://WWW.AZEK.COM) OR CALL 877-ASK-AZEK.

GTM

GTMARCHITECTS

7735 OLD GEDRGETOWN ROAD  
SUITE 700  
BETHESDA, MD 20814  
(240)333-2000  
(240)333-2001 FAX

117 OXFORD STREET  
CHEVY CHASE, MD  
FRONT ELEVATION

McCULLOUGH  
RESIDENTIAL

REVISIONS:

PERMIT SET: 01.23.09

SEAL:



DRAWN BY:

DER

CHECKED BY:

GTM

SCALE:

AS NOTED

DATE:

01.23.09

PROJECT NO.

08.0391

DRAWING NO.

**A2.0**

Professional Certification: I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.  
License Number: 8285  
Expiration Date: 12/31/10

# CIS ENGINEERING, INC.

## DAILY REPORT

|                 |   |                            |                  |
|-----------------|---|----------------------------|------------------|
| <b>Project:</b> | Chevy Chase – Lot 10, Section 6/7<br>117 Oxford Street<br>Chevy Chase, MD 20815-3330<br>Building Permit # 504131  | <b>CIS Representative:</b> | Tim Gary, P.E.   |
| <b>Client:</b>  | McCullough Residential, LLC<br>Attn: Mr. Greg Davis<br>5039 Connecticut Ave, NW, Suite 4<br>Washington, DC 20008<br>(o) 202.237.2415, x. 14<br>(f) 202.464.1705<br>(c) 301.370.3358<br>Greg@mccullough-construction.com | <b>Weather:</b>            | Sunny /±50°-70°F |
| <b>Date:</b>    | April 17, 2009  | <b>Page:</b>               | 1                |

CIS Engineering, Inc. professional engineer reviewed problem building pad subgrade data. Field data was based on test pit observations made by CIS Engineering, Inc. engineering technician. This letter summarizes our observations and recommendations to date.

### Project Information and Site Observations

- It is our understanding that an existing house recently was removed and a new single-family house is planned for construction at the referenced project site. Neither structural plans nor site grading plans were provided for our review. However, based upon the **117 Oxford Street Lot 10, Block E, Chevy Chase, Sec. 6 House Stakeout Plan** printed April 3, 2009 by CAS Engineering, it is our understanding that proposed building will extend ±50-ft x ±60-ft. The planned FF=353.0-ft and LL=342.8-ft.
- Upon our technician's arrival at the project site, the contractor had begun excavation for the proposed house. Based on site information provided it is our understanding that the west side of the building pad was ±2-ft above the planned basement elevation, while substantially deeper excavations were still required along the eastern portion of the proposed building footprint.
- The contractor excavated two shallow test pits within the building area with a Bobcat excavator. The test pits extended to ±12-in or more below the proposed footing subgrade elevation. CIS Engineering, Inc. probed the exposed soils with hand equipment. Additionally, CIS Engineering, Inc. performed periodic Dynamic Cone Penetrometer (DCP) testing within the test pits in accordance with ASTM STP#399. With DCP testing a 45-degree, 1.0-in diameter, a sliding hammer falling 20 inches drives a steel conical point. Blows are recorded to seat the cone 2.0 inches and to drive the cone in 1.75-in increments. The DCP blows are correlated to the Standard Penetrometer Test (SPT) N-value which is an indication of the soil bearing capacity and strength properties.
- The exposed surficial soils generally consisted of yellow-brown to brown, saturated to very moist, very loose to loose silts with fine sand. The underlying ground generally consisted of gray, very moist to wet, loose to medium dense silts, sands, and gravel.

- Pockets of perched surficial water were observed over most of the building pad and the surficial  $\pm 6$ -in to  $\pm 12$ -in of the building pad was weak and saturated. Water was encountered in each test pit. Test Pit #1 was backfilled shortly after excavation. After  $\pm 4$ -hrs groundwater  $\pm 5$ -in deep had accumulated in the bottom of Test Pit #2. Clayed soils (gray-colored soils indicative of the past presence of groundwater) were present at  $\pm 1.5$ -ft to  $\pm 2.0$ -ft above the proposed basement elevation.

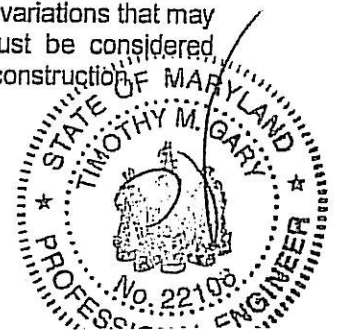
### Conclusions and Recommendations

- Based on our limited observations and testing it is our professional opinion that shallow perched groundwater will affect the proposed construction. As such, we recommend that the building pad be raised  $\pm 2$ -ft or more, if feasible.
- The surficial  $\pm 12$ -in of soil over the majority of the building pad was weak and saturated. Furthermore, the weak soils present in Test Pit #2, located near the  $\pm 16$ -ft x  $\pm 16$ -ft bump out at the southwest corner of the proposed building, extended to depths of  $\pm 2.0$ -ft or more. These weak and saturated soils were not suitable for direct foundation or basement slab support. These surficial soils must be overexcavated as needed to achieve approved stable ground. Based on our very limited observations and testing it is anticipated that average overexcavation depths on the order of  $\pm 1$ -ft to  $\pm 2$ -ft will be required. However, the final depths will vary in the field as needed.
- The overexcavated soils should then be replaced with open-graded #57 stone, gravel, or re-claimed concrete. The aggregate fill should extend up to the new basement subgrade elevation. (We proposed at least 2-ft above the currently planned basement subgrade elevation, if feasible.) The overexcavation and new fill must extend at least 3-ft on all sides beyond the building perimeter. The aggregate fill should be densified in-place with the grading equipment or other approved compaction equipment.
- Because of the presence of shallow ground water, well graded aggregate fill, such as CR-6, RC-6, or VDOT 21-A is not recommended for the proposed fill construction.
- All foundations should be nominally reinforced with at least two #4 steel bars (or more if indicated by the project structural plans.)
- CIS Engineering, Inc. must observe all overexcavation and new building pad fill construction. CIS, Inc. must verify all footing dimensions and steel reinforcement placement prior to concrete placement.

### Limitations

This preliminary report has been prepared for the exclusive use of McCullough Residential, LLC. in accordance with generally accepted geotechnical engineering practice. No other warranty, either expressed or implied, is made. The analysis and recommendations contained in this report are based on the data obtained from limited observation and testing of the subsurface materials. The test pits indicate soil conditions only at specific locations and times, and only to the depths penetrated. They do not necessarily reflect strata variations that may exist between the test locations. Consequently, the analysis and recommendations must be considered preliminary until the subsurface conditions can be verified by direct observation at the time of construction.

*Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under laws of the State of Maryland License No.: 22106; expiration date September 18, 2010.*





Nellie J. Sawyer

Notary Public

Notary Public

Montgomery

Co., Md.

EXAMINED.

*Delivered to*  
*R. J. Spitzer*  
*7-17-25*

AT the request of Edward R. Carr the following deed was recorded May 27th  
 A.D. 1925 at 2:53 o'clock P.M. to wit:-

This deed made this 27th day of May in the year of our Lord one thousand nine hundred and twenty five by and between Theodore Sonnemann and Eliza Jane Sonnemann his wife, of Montgomery County, Maryland parties of the firstpart, and Edward R. Carr of the District of Columbia, party of the second part:

Witnesseth that in consideration of ten (10) dollars, lawful money of the United States, to them in hand paid before the sealing and delivery of these presents the said parties of the first part do grant and convey unto Edward R. Carr, party of the second part his heirs and assigns in fee simple, all those pieces or parcels of ground situate lying and being in Montgomery County, State of Maryland and being described as follows, to wit:-

Lot numbered eight (8) nine (9) ten (10) eleven (11) and twelve (12) in block lettered "A" lots numbered seven (7) eight (8) nine (9) ten (10) eleven (11) twelve (12) thirteen (13) fourteen (14) and fifteen (15) in block lettered "B" in a subdivision known as "Section 5 Chevy Chase"; as per plat recorded in plat book No. 3 plat 258 one of the land records for Montgomery County.

Lots numbered one to seven (1 to 7) both inclusive and lots numbered seventeen (17) to twenty three (23) both inclusive in block lettered "B" lots numbered one (1) to seventeen (17) both inclusive in block lettered "C" and lots numbered one to five (1 to 5) both inclusive in block lettered "D" in a subdivision known as section 7 Chevy Chase; as per plat recorded in plat book No. 3, plat 259 one of the land records for said Montgomery County.

Together with a small strip of land lying between Broad Branch Road and the said lots five (5) six (6) and seven (7) in said block "B" which is designated to be taken for the widening of said Broad Branch Road, but which strip of land is given to the owner of said lots five (5) six (6) and seven (7) in said block "B" provided said road is not widened.

Subject to building restrictions and covenants as follows:

1. That all houses upon the premises hereby conveyed shall be built and used for residence purposes exclusively except stables carriage houses sheds or other outbuildings for use in connection with such residences and that no trade business manufacture or sales or nuisance of any kind shall be carried on or permitted upon said premises.
2. That no structure of any description shall be erected within twenty five (25) feet of the front line of said premises, and that no stable carriage-house, shed or outbuilding shall be erected except on the rear of said premises.
3. That no house shall be erected on said premises at a cost of less than four thousand dollars.
4. That any house erected on said premises shall be designed for the occupancy of a



or a single family, and no part of any house or structure appurtenant thereto shall be erected or maintained within five (5) feet of the side lines of premises hereby conveyed nor within ten (10) feet of the nearest adjacent house.

5. That a violation of any of the aforesaid covenants and agreements may be enjoined by the parties of the first part, their successors heirs or assigns.

Together with the building and improvements thereupon, erected made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages to the same belonging or in anywise appertaining.

To have and to hold the said pieces or parcels of ground and premises above described or mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the only proper use, benefit and behoof forever of the said Edward H. Carr his heirs and assigns in fee simple.

And the said parties of the first part covenant that they will warrant specially the property hereby conveyed; that they are seized of the land hereby conveyed; that they have a right to convey said land; that the said party of the second part shall quietly enjoy said land; that they have done no act to encumber said land; and that they will execute such further assurances of said land as may be requisite.

Witness their hands and seals.

Test:

M. J. Sonnemann

Theodore Sonnemann (Seal)

Eliza Jane Sonnemann (Seal)

(Internal Revenue \$100.00)

State of Maryland, County of Montgomery, ss:-

I hereby certify that on this 27th day of May 1925, before the subscriber a Notary Public in and for Montgomery County, Maryland personally appeared Theodore Sonnemann and Eliza Jane Sonnemann, his wife, and did each acknowledge the foregoing deed to be their act.

In testimony whereof, I have affixed my official seal this 27th day of May A.D. 1925.

Madeline J. Sonnemann  
Notary Public  
Montgomery  
Co., Md.

Madeline J. Sonnemann  
Notary Public  
Montgomery County, Maryland.

EXAMINED

Relieved to:

J. D. Woodworth  
6-26-25

AT the request of John A. Moore the following deed was recorded May 27th A.D. 1925 at 3:32 o'clock P.M. to wit:-

This deed made this twentieth day of May in the year nineteen hundred and twenty five by Rosa M. Graeves and Lewis B. F. Graeves her husband, of the county of Montgomery

and State of Maryland.

Witnesseth, that for and in consideration of the sum of ten dollars (\$10.00) the receipt of which is hereby acknowledged the said Rosa M. Graeves and Lewis B.F. Graeves her husband, do grant bargain and sell unto John A. Moore of the city of Washington and District of Columbia, in fee simple, all that tract part of a tract, piece and parcel of land, situate lying and being in the county of Montgomery and state of Maryland, being part of a tract of land called "Easter" or by whatever name or names the same may be known contained within the metes and bounds, courses and distances following, to wit:-

Beginning for the same at a heap of stone it being the corner of the late John Rabbitt's land and also the corner of Butt's <sup>place</sup> and also the corner of James Hannis's land and running thence bounding on said James Hannis's land south seventy one degrees west, seventeen and one third perches to the east side of the Washington and Brookville turnpike road; then running down and bounding on said turnpike road south twenty and one half degrees east, twenty nine and two thirds perches to a stone planted on the east side of the said road; then leaving the said road and running along the north side of the road leading to the late John Rabbitt's house north eighty one and one fourth degrees east fourteen perches; then north fourteen degrees west thirty two perches to the beginning, containing three acres more or less. It being the same land mentioned and described in a deed of conveyance from Alexander Kilgour Trustee, to Rosa M. Graeves, dated the 22nd day of January, 1900, recorded among the land records of said Montgomery County in liber X.D. No. 12 folios 478 et seq., and the same land described in a deed of conveyance from Augusta C. Fluck to Albert E. Gill, dated the 14th day of May 1878, recorded among the land records of said county in liber E.B.P. No. 18, folios 343 et seq.

Together with all and singular the buildings and improvements thereon and the rights and ways, and appurtenances thereto belonging or in anywise appertaining.

And the said Rosa M. Graeves and Lewis B.F. Graeves, her husband, covenant to warrant generally the land hereby conveyed and to execute such other deed as may be requisite.

Witness our hands and seals.

Test: Rosa M. Graeves (Seal)  
A.M. Soule L.B.F. Graeves (Seal)

(Internal Revenue \$6.50)

State of Maryland, Montgomery County, to wit:-

I hereby certify that on this 20th day of May in the year nineteen hundred and twenty five, before the subscriber a Notary Public of the state and county aforesaid personally appeared Rosa M. Graeves and Lewis B.F. Graeves, her husband, and did each acknowledge the foregoing deed to be their respective act.

As witness my hand and notarial seal.

Mary Lee Cashell  
Notary Public  
Brookville  
Montg. Co., Md.

## **Lyerly, Doris**

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**From:** Kefron@aol.com  
**Sent:** Thursday, May 07, 2009 2:15 PM  
**To:** Lyerly, Doris  
**Subject:** Re: 117 Oxford Street

Dear Doris,

As I told you over the phone we will be out of town the 11th of May. We understand that Burt Schorr will be attending the meeting, and we have conveyed our concerns to him in the past week.

I should say that we actually find the house quite attractive and understand the builder's complaint stated in the second part of the notice, but we would like to see the code, as it is written, adhered to. That is the essence of our feelings at this point.

As our plans now stand we will return home the 16th and will be curious to see how the meeting goes the 11th.

Sincerely yours,

Kay and Dick Efron  
108 Oxford Street  
Chevy Chase MD 20815  
301-657-8492

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